

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0346118942
Comm # (no dashes):	53074140922
County:	Ozaukee
Region:	Commerce
Site name:	Peiffer Auto Svc
Street Address:	922 N Wisconsin St
City:	Port Washington
Closure Date	2000-11-09
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	692371.807937933
Northing (Y):	327383.068283993
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☐ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results



November 9, 2000

Mr. Don Peiffer
Peiffer Auto Service
922 North Wisconsin Street
Port Washington, WI 53074

RE: Commerce #53074-1409-22

Peiffer Auto Service, 922 North Wisconsin Street, Port Washington, WI
Three 1,000-gallon Leaded Gasoline, One 6,000-gallon and One 8,000-gallon
Unleaded Gasoline, One 6,000-gallon Diesel, One 2,000-gallon Fuel Oil and One
500-gallon Waste Oil Underground Storage Tanks Removed in 1999

Case Closure

Dear Mr. Peiffer:

On September 5, 2000 the Department received copies of the monitoring well abandonment forms and a signed, notarized copy of the *Notice of Contamination to Property* for the referenced site. AES Consultants, Ltd. estimates that 365 cubic yards of impacted soil remains at this property. This information fulfills the Department's closure requirements; therefore, this site is now listed as "closed" on the Commerce database.

Thank you for your efforts in the protection of Wisconsin's environment. If you have any questions, feel free to contact me at (414) 220-5376.

Sincerely,

COPY

Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Mr. Thomas Ryan, AES Consultants, Ltd.
Electronic file

RECORDED

NOTICE OF CONTAMINATION TO
PROPERTY

2000 AUG 31 PM 2:20

Legal Description of the Property: In re:

The South 35 feet of Lot No. 45 in Highland Park Subdivision in the City of Port Washington, Ozaukee County, Wisconsin; and also the following described parcel of real estate, to-wit:

The West 203 feet of the following described premises, to-wit: Beginning at the southwest corner of the South 7/12ths of the North 3/4ths of the West 1/2 of the Southeast 1/4 of Section 21, Township 11 North, Range 22 East, and running thence East to a point which is 10 feet North of the Northeast corner of Block 9 in Pleasant View Addition No. 2 to the City of Port Washington, thence running North 75 feet in a straight line along the West side of the street called Lake View Avenue extended, thence running directly West to the middle of Wisconsin Street, thence South along the center of said road to the place of beginning.

Also described as follows, to-wit:

Commencing at a point in the West line of the Southeast 1/4 of Section 21, Town 11 North, Range 22 East, 33 feet west of the Northwest corner of Block 8, Pleasant View Addition No. 2 to the City of Port Washington, Ozaukee County, Wisconsin (said point of commencement is also in the center line of Wisconsin Street) running thence East on the North line of said Pleasant View Addition No. 2 a distance of 203 feet; thence North 0° 42' East, 75 feet; thence West 203 feet to a point in the west line of said Southeast 1/4 of Section 21 and also in the center line of Wisconsin Street; thence South 0° 42' West along the West line of said Southeast 1/4 of Section 21 and also the center line of Wisconsin Street 75 feet to the point of commencement.

STATE OF WISCONSIN)
) ss
COUNTY OF OZAUKEE)

Section 1. Peiffer Auto Service, Inc. is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above NR 140 enforcement standards and soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist on this property within a 45 foot radius of the southwestern corner of the auto service building on the site. The estimated lateral extent of residual soil and groundwater contamination exceeding NR720 and NR 140 standards are shown on Figures 1 and 2 attached to this document.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Ronald W. Dwyer
REGISTER OF DEEDS
OZAUKEE COUNTY, WI

Recording Area

Name and Return Address

Peiffer Auto Service, Inc.
922 North Wisconsin Street
Port Washington, WI 53074

\$10

16-040-0005.001

Parcel Identification Number (PIN)

Residual petroleum contaminated soil with Gasoline Range Organic (GRO) levels as high as 540 milligrams per kilogram (mg/kg); Diesel Range Organic (DRO) levels as high as 2,500 mg/kg; benzene levels as high as 85 micrograms per kilogram (ug/kg); ethylbenzene levels as high as 7,100 ug/kg; toluene levels as high as 9,000 ug/kg; and xylenes at levels as high as 2,300 ug/kg remains on this site in the area described in Section 2 above. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Residual contaminant concentrations in groundwater exceeding NR 140 Enforcement Standards (ES) were identified only in samples collected from monitoring well MW- 3 during the January 2000 sampling round. Benzene was detected at 10 micrograms per liter (ug/L), exceeding the NR 140 ES of 5.0 ug/L and methyl-tert-butyl-ether (MTBE) was detected at 840 ug/L exceeding the NR 140 ES of 60 ug/L. There were no other NR 140 groundwater quality exceedances observed during this sampling event in this or any of the other monitoring wells on the site.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 31 day of AUG, 2000.

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of

Signature: David E. Peiffer

Printed Name: DAVID E. PEIFFER

Title: PRESIDENT

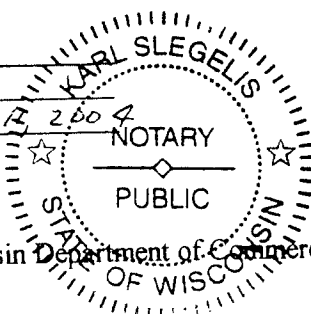
Signature: Donald R. Peiffer

Printed Name: DONALD R. PEIFFER

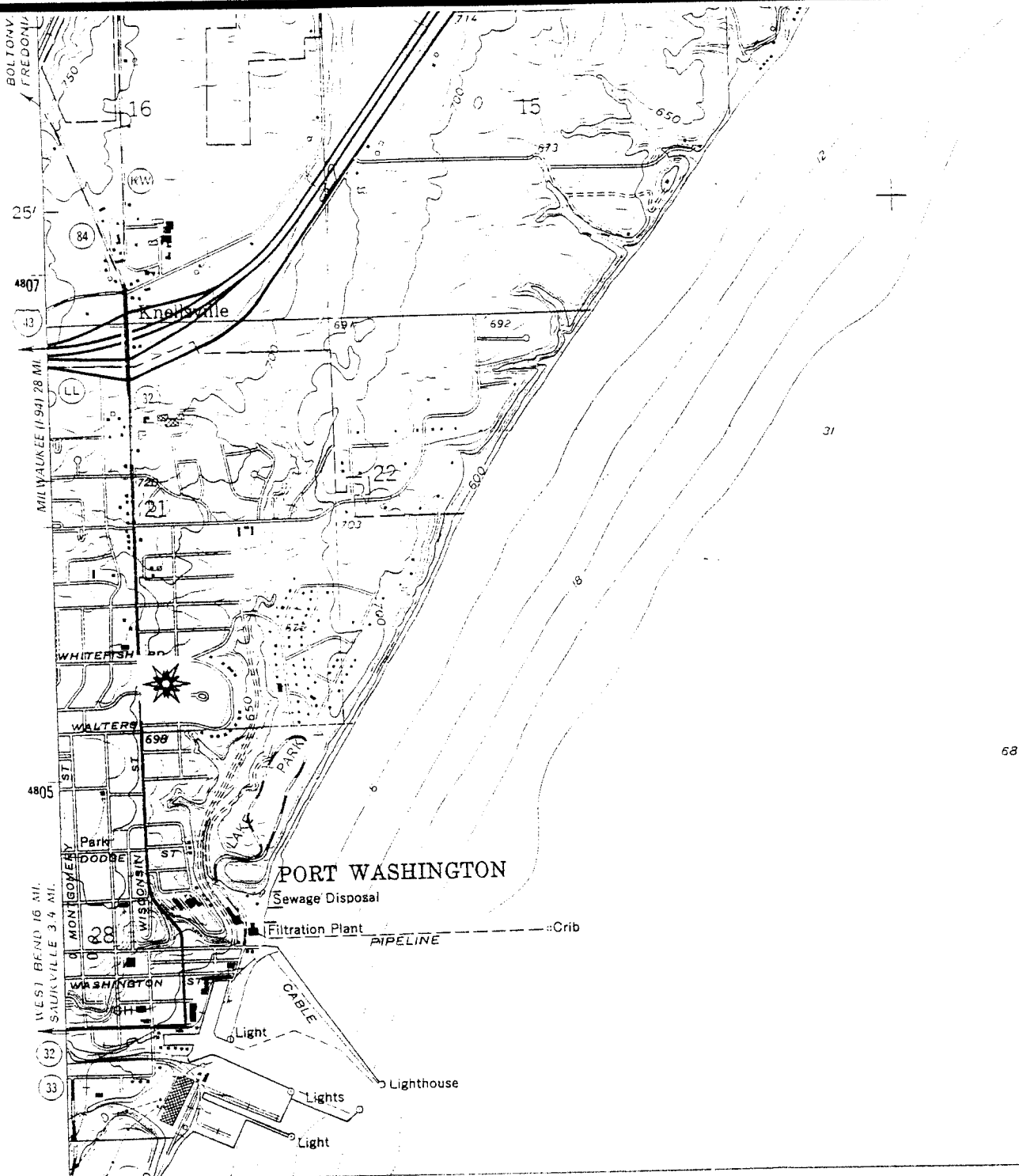
Title: V PRES

Subscribed and sworn to before me
this 31st day of AUGUST, 2000.


Karl Slegelis
Notary Public, State of WISCONSIN
My commission EXPIRES APRIL 1, 2004



This document was drafted by the Wisconsin Department of Commerce.



LEGEND:

 SITE LOCATION

SOURCE:

U.S.G.S. 7.5 MINUTE SERIES
TOPOGRAPHIC MAP - PORT WASHINGTON EAST
QUADRANGLE, 1976



FIGURE 1 SITE LOCATION

PEIFFER'S AUTO SERVICE
PORT WASHINGTON, WISCONSIN

JOB NUMBER 97011

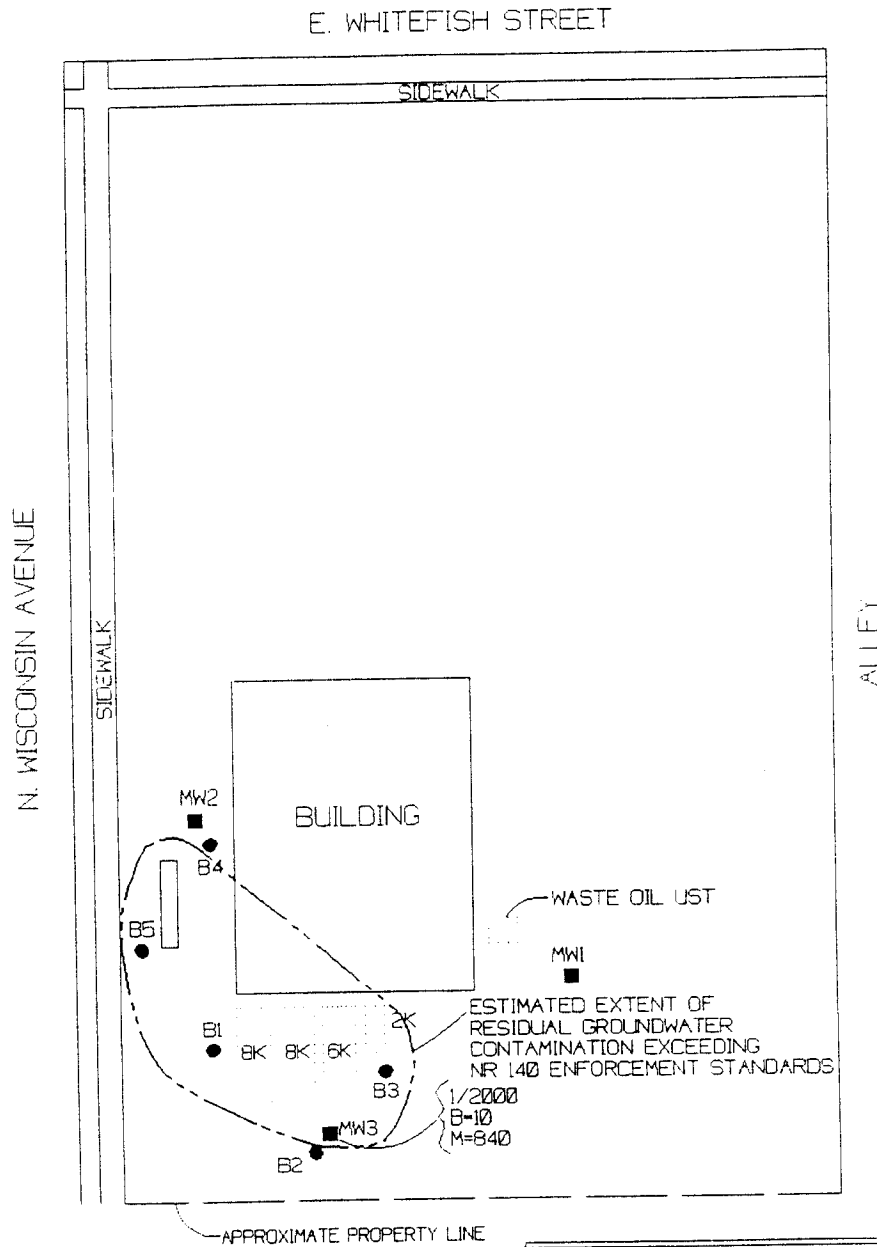
DWG FILE NAME 97011SL

SCALE: 1" = 2000'

DATE: JULY 17, 1997

AES CONSULTANTS, LTD.

BY: KS



LEGEND

- DISPENSER
- UST LOCATION
- SOIL BORING
- MONITORING WELL
- B=BENZENE (ug/l)
- M=METHYL TERT BUTYL ETHER (ug/l)



FIGURE 2

EXTENT OF NR 140 GROUNDWATER QUALITY EXCEEDANCES

PEIFFER AUTO SERVICE
PORT WASHINGTON, WISCONSIN

JOB NUMBER 97011

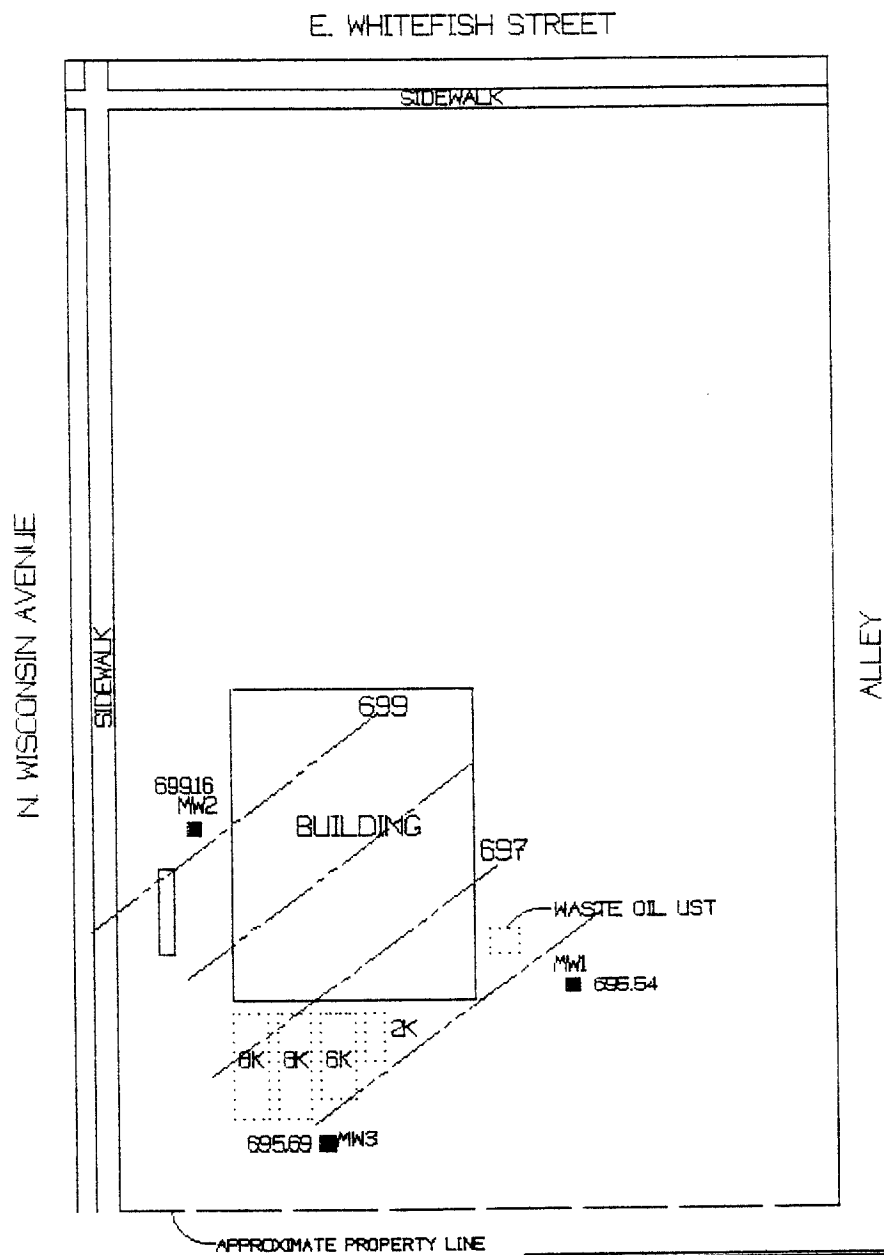
DWG FILE NAME 97011NE

SCALE: 1" = 40'

DATE: AUGUST 29, 2000

AES CONSULTANTS, LTD.

BY: KS



LEGEND
 ▭ DISPENSER
 ▭ UST LOCATION
 ■ MONITORING WELL



FIGURE 8	
GROUNDWATER CONTOURS OCTOBER, 1999	
PEIFFER AUTO SERVICE PORT WASHINGTON, WISCONSIN	
JOB NUMBER 97011	OWG FILE NAME 97011GC2
SCALE: 1" = 40'	DATE: JULY 18, 1997
AES CONSULTANTS, LTD.	BY: KS

TABLE 5
Peiffer Auto Service
Groundwater Monitoring Analytical Results

Parameter (ug/l)	§NR140		§NR746 Standard	MW-1				
	ES	PAL		7/97	12/98	6/99	10/99	1/2000
Date								
Benzene	5	0.5	1,500	<0.41	<0.20	<0.32	<0.32	<0.32
Ethylbenzene	700	140	7,100	<0.23	<0.30	<0.34	<0.34	<0.34
Toluene	343	68.6	20,000	<0.28	<0.20	<0.35	<0.35	<0.35
Xylene	620	124	7,800	<0.79	<0.60	<1	<1	<1
MTBE	60	12	NS	<0.53	<0.20	<0.31	<0.31	<0.31
TMB	480	96	NS	0.31	<0.30	<0.64	<0.64	<0.64
Anthracene	3,000	600	NS	<0.025	NA	<0.037	NA	NA
Benzo(a)pyrene	0.2	0.02	NS	<0.014	NA	<0.07	NA	NA
Benzo(b) fluoranthene	0.2	0.02	NS	<0.013	NA	<0.1	NA	NA
Chrysene	0.2	0.02	NS	<0.017	NA	<0.14	NA	NA
Fluoranthene	400	80	NS	<0.014	NA	<0.25	NA	NA
Fluorene	400	80	NS	<0.079	NA	<0.14	NA	NA
Naphthalene	40	8	NS	<0.62	NA	<0.59	NA	NA
Pyrene	250	50	NS	<0.013	NA	<0.074	NA	NA
Lead	15	1.5	NS	18	<1	<1	<1	<1
Cadmium	5	0.5	NS	NA	<0.2	NA	NA	NA

NS = No Standard

NA = Not Analyzed

TABLE 5
Peiffer Auto Service
Groundwater Monitoring Analytical Results

Parameter (ug/l)	§NR140		§NR746 Standard	MW-2				
	ES	PAL		7/97	12/98	6/99	10/99	1/2000
Date								
Benzene	5	0.5	1,500	<0.41	<0.20	<0.32	<0.32	0.44J
Ethylbenzene	700	140	7,100	<0.23	<0.30	<0.34	<0.34	0.67J
Toluene	343	68.6	20,000	<0.28	<0.20	<0.35	<0.35	2.6
Xylene	620	124	7,800	<0.79	<0.60	<1	<1	4.2
MTBE	60	12	NS	<0.53	<0.20	<0.31	<0.31	<0.31
TMB	480	96	NS	<0.55	<0.30	<0.64	<0.64	2.3
Anthracene	3,000	600	NS	<0.024	NA	<0.037	NA	NA
Benzo(a)pyrene	0.2	0.02	NS	<0.014	NA	<0.07	NA	NA
Benzo(b) fluoranthene	0.2	0.02	NS	<0.013	NA	<0.1	NA	NA
Chrysene	0.2	0.02	NS	<0.017	NA	<0.14	NA	NA
Fluoranthene	400	80	NS	<0.014	NA	<0.25	NA	NA
Fluorene	400	80	NS	<0.017	NA	<0.14	NA	NA
Naphthalene	40	8	NS	<0.61	NA	<0.59	NA	NA
Pyrene	250	50	NS	<0.013	NA	<0.074	NA	NA
Lead	15	1.5	NS	1.9	<1	<1	<1	<1
Cadmium	5	0.5	NS	NA	<0.2	NA	NA	NA

NS = No Standard

NA = Not Analyzed

J = Detected between LOD and LOQ

TABLE 5
Peiffer Auto Service
Groundwater Monitoring Analytical Results

Parameter (ug/l)	§NR140		§NR746 Standard	MW-3				
	ES	PAL		7/97	12/98	6/99	10/99	1/2000
Date								
Benzene	5	0.5	1,500	<10	48	4.6	<1.6	10
Ethylbenzene	700	140	7,100	20	15	57	34	31
Toluene	343	68.6	20,000	<7	<5	<0.38	<1.8	36
Xylene	620	124	7,800	24	<15	27	<4.9	62
MTBE	60	12	NS	3,100	4,000	1,300	210	840
TMB	480	96	NS	26	<7.5	74	36	27
Anthracene	3,000	600	NS	<0.024	NA	0.15	NA	NA
Benzo(a)pyrene	0.2	0.02	NS	<0.014	NA	<0.07	NA	NA
Benzo(b) fluoranthene	0.2	0.02	NS	<0.013	NA	<0.1	NA	NA
Chrysene	0.2	0.02	NS	<0.017	NA	<0.14	NA	NA
Fluoranthene	400	80	NS	<0.014	NA	<0.25	NA	NA
Fluorene	400	80	NS	<0.017	NA	<0.14	NA	NA
Naphthalene	40	8	NS	<0.62	NA	4.5	NA	NA
Pyrene	250	50	NS	<0.013	NA	<0.074	NA	NA
Lead	15	1.5	NS	7.6	<1	1.4	<1	<1
Cadmium	5	0.5	NS	NA	<0.2	NA	NA	NA

NS = No Standard

NA = Not Analyzed